9/25/06-8

STANDARD FORM PURCHASE AND SALE AGREEMENT

This

day of September, 2006

1. PARTIES AND MAILING ADDRESSES Joseph P. Pittorino and Margaret Pittorino of 215 Harwood Ave., Littleton, MA

hereinafter called the SELLERS, agrees to SELL and Triple BBB, LLC of 215 Harwood Avenue, Littleton, MA

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

the land known as and numbered 19 Bulette Ave., Acton, MA as more fully described in a deed recorded with Middlesex South District Registry of Deeds in Book 42614, page 42

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES Included in the sale as part of the premises are the buildings, structures, and improvements now thereon, - Included in the sale as part of the premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposers, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants and ONLY IF BUILT IN, refrigerators, air conditioning equipment, ventilators, dishwashers, washing machines and dryer; and

4. TITLE DEED

The said premises are to be conveyed by a good and sufficient quitclaim deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided, and said deed shall convey a good and clear record and marketable title thereto, free from encumbrances, except

- (a) Provisions of existing building and zoning laws;
- (b) Existing rights and obligations in party walls which are not the subject of written agreement;
- (c) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (d) Any liens for municipal betterments assessed after the date of closing;
- (e) Easements, restrictions and reservations of record, if any, so long as the same do not prohibit or materially interfere with the current use of said premises;

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. REGISTERED TITLE

In addition to the foregoing, if the title to said premises is registered said deed shall be in form sufficient to entitle the BUYER to a Certificate of Title of said premises, and the SELLER shall deliver with said deed all instruments, if any, necessary to enable the BUYER to obtain such Certificate of Title.

7. PURCHASE PRICE

The agreed purchase price for said premises is SEVEN HUNDRED FORTY FIVE AND 00/100 Dollars, of which

\$ 1,000.00

is paid as a deposit with this Agreement

\$744,000.00

Balance

\$745,000.00 TOTAL

8. TIME FOR PERFORMANCE DELIVERY OF DEED Such deed is to be delivered at 10 o'clock AM. on or before September 8, 2007 at the Gould Law Offices unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement. See Addendum A

9. POSSESSION AND CONDITION

Full possession of premises free of all tenants and occupants, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same

OF PREMISES

condition as they now are, reasonable use and wear thereof excepted, and b) not in violation of said building and zoning laws, and c) in compliance with provisions of any instrument referred to in clause 4 hereof. The BUYER shall be entitled personally to inspect said premises prior to the delivery of the deed in order to determine whether the condition thereof complies with the terms of this clause.

10 .EXTENSION
TO PERFECT TITLE
OR MAKE PREMISES
CONFORM

If SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises, as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof,

the SELLER shall use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of thirty days.

11. FAILURE TO
PERFECT TITLE
OR MAKE PREMISES
CONFORM

If at the expiration of the extended time SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

12.BUYER'S ELECTION TO ACCEPT TITLE

BUYER shall have the election, at either the original or any extended time for performance, to such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction, in which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration, or (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

13.ACCEPTANCE OF DEED

The acceptance of a deed by BUYER or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

14.USE OF MONEY CLEAR TITLE

To enable SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

15.INSURANCE

Until the delivery of the deed, the SELLER shall maintain insurance on said premises as follows: *Type of Insurance*

a) Fire and Extended Coverage

b) AS PRESENTLY INSURED

16.ADJUSTMENTS

Taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed.

17.ADJUSTMENT OF UNASSESSED & ABATED TAXES If the amount of taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of taxes assessed for the preceding fiscal year, with a reapportionment soon as the new tax rate and valuation can be ascertained; and, if the taxes which are to be apportioned shall thereafter be reduced by abatement, the amount of such abatement, less the

reasonable cost of obtaining the same, shall be apportioned between the parties, provided that neither party shall be obligated to institute or prosecute proceedings for an abatement unless herein otherwise agreed.

18.BROKER'S FEE

A Broker's fee for professional services of

is due from the SELLER to N/A

the Broker(s) herein, if, as and when title passes and a deed is recorded.

19. BROKER(S) WARRANTY The Broker(s) named herein N/A

warrant(s) that the Broker(s) is(are) duly licensed as such by the Comm. of Mass.

20. DEPOSIT

All deposits made hereunder shall be held in escrow by N/A as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER.

21.BUYER'S DEFAULT DAMAGES If BUYER shall fail to fulfill the BUYER's agreements herein, all deposits made hereunder by the BUYER shall be retained by the SELLER as liquidated damages as Seller's sole remedy at law or in equity.

22. RELEASE BY HUSBAND OR WIFE The SELLER's spouse hereby agrees to join in said deed and to release and convey all statutory and other rights and interests in said premises.

23.BROKER AS PARTY

The Broker(s) named herein join(s) in this agreement and become(s) a party hereto, insofar as any, provisions of this agreement expressly apply to the Broker(s), and to any amendments or modifications of such provisions to which the Broker(s) agree(s) in writing.

24.LIABILITY OF TRUSTEE SHAREHOLDER BENEFICIARY, ETC. If SELLER or BUYER executes this agreement in a representative or fiduciary capacity, only the principal or the estate represented shall be bound, and neither the SELLER or BUYER so executing, nor, any shareholder or beneficiary of any trust, shall be personally liable for any obligation, express or implied, hereunder.

25.WARRANTIES AND REPRESENTATIONS

BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties, or representations not set forth or incorporated in this agreement or previously made in writing, except for the following additional warranties and representations, if any, made by either the SELLER or the Broker(s):

26. MORTGAGE CONTINGENCY CLAUSE

NOT APPLICABLE

27.CONSTRUCTION OF AGREEMENT	This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and enures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators. successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.
28. LEAD PAINT LAW	The parties acknowledge that, under Massachusetts law, whenever a child or children under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six years of age.
29.SMOKE DETECTORS	The SELLER shall, at the time of the delivery of the deed, deliver a certificate from the fire department of the city or town in which said premises are located stating that said premises have been equipped with approved smoke detectors in conformity with applicable law.
30.ADDITIONAL	Buyer to pay for any required permits and approvals.
	L PROPERTY CONSTRUCTED PRIOR TO 1978, BUYER MUST ALSO HAVE SIGNED D PAINT "PROPERTY TRANSFER NOTIFICATION CERTIFICATION"
NOTICE: This is	a legal document that creates binding obligations. If not understood, consult an attorney.
SELLER (or spouse)	SELLER

BUYER

Broker(s)

BUYER



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Bk: 42614 Pg: 42





Bk: 42814 Pg: 42 Doo: DEED Page: 1 of 2 04/27/2004 02:11 PM

QUITCLAIM DEED

I, Joseph Pittorino, Trustee of The First Harwood Avenue Realty Trust, under a declaration of Trust dated December 18, 1986 and recorded in the Middlesex County Registry of Deeds in Book 17718 Page 252, of 19 Bulette Avenue, Acton, Massachusetts, grant to Joseph P. Pittorino and Margaret Pittorino, as husband and wife, tenants by the entirety, both of 19 Bulette Avenue, Acton, Massachusetts.

with Quitclaim Covenants,

A certain parcel of pasture land situated in Littleton, Middlesex County, Massachusetts, southwesterly from the center of said town containing about 26 1/2 acres bounded and described as follows: Beginning at the northerly corner of the premises of land formerly of J.A. Harwood and the County Road, called Harwood Ave.; thence about South 47 degrees 30' East along said Harwood Ave. 1226 feet to land formerly of the heirs of Harry Hoar and later of Harry Knights; thence about South 58 degrees 30' West along a stone wall by said Knights land and land formerly of William Grimes 1,070 feet; thence about South 7 degrees 30' West by the wall 148 1/2 feet on said Grimes land; thence South 56 degrees 30' West by the wall in said Grimes land 409 feet to a corner of the wall at land formerly of Eleazer Fletcher, late of C.H. Lingham; thence about North 12 degrees West by the wall on said Flecther land 74 feet; thence by the wall North 8 degrees 30' East on said Flecther land and land formerly of J.A. Harwood 1336 feet; thence by the wall about North 13 degrees 45' West on said Harwood land 127 feet to a corner of the wall; thence by the wall North 44 degrees East on said Harwood land 353 feet to the place of beginning.

Also a second parcel of land in Littleton, Middlesex County, Massachusetts, lying on the southwesterly side of Harwood Avenue and the southeasterly side of Foster Street and shown on a "Plan of Estate in Littleton, Mass., belonging to Heirs of J.A. Harwood" recorded with Middlesex South District Deeds, Plan 688, comprising all the land formerly of Herbert E. Harwood contained in the southerly corner of the cross roads, Harwood Avenue and Foster Street, marked on said plan as containing 83.22 acres, bounded northerly by Foster Street, northeasterly by Harwood Avenue, easterly by land now or formerly of Walter Kimball, southerly by land now or formerly of John Hardy, westerly by land now or formerly of said John Hardy, all as shown on said plan, excepting therefrom two parcels of land approximately two and one-half (2 1/2) acres previously conveyed as follows: vis: 160 foot frontage on Foster Street to Robert M. Lingham by deed dated June 14, 1932 in Book 5652, Page 461, and 150 foot frontage on Foster Street to Clarence H. Lingham by deed dated July 5, 1939, in Book 6308 Page 497. There is also excepted from said parcel about 25 acres conveyed by George M. Brown et ux to one Lingham in Book 6774, Page 87. There is also excepted from said parcel about 46,000 sq. ft. conveyed by George M. Brown et ux to Irving T. Dunn et ux by deed dated December 9, 1947, in Book 7228, Page 224, and by Wilbur M. Brown et ux to Richard J. Derby et ux by deeds recorded in Book 13728 Page 608 and Book 16665, Page 488.

Excepting from said parcels, Lot 3, recorded with said Deeds in Book 22023 Page 475. Confirming Deed Book 22111 Page 438.

Spino law OFFICES
591 North AFEUdina DISSU



AUG 22 2006

Certificate of Organization of TRIPLE BBB, LLC

SECRETARY OF THE COMMONWEAL'I CORPORATIONS DIVISION

Pursuant to the provisions of the Massachusetts Limited Liability Company Act (the "Act"), the undersigned hereby forms the limited liability company named below:

- 1. The Federal employer identification number is: 76-0831789
- 2. The name of the limited liability company is TRIPLE BBB, LLC, (the "Company").
- The street address of the Company's initial registered office in Massachusetts at which its records will be maintained is 215 Harwood Avenue, Littleton, MA 01460.
- 4. The Company's business is to acquire, own, develop, construct, rehabilitate, renovate, improve, maintain, finance, manage, operate, lease, sell, convey, assign, mortgage and otherwise deal in real estate, and to engage in any activity for which limited liability companies may be formed under the Act. The Company shall have all the powers necessary or convenient to effect any purpose for which it is formed, including all powers granted by the Act.
- 5. The Company shall dissolve no later than December 31, 2040.
- 6. The name and business address of the agent for service of process and the Manager are:

Managing Member: Joseph P. Pittorino, 215 Harwood Avenue,

Littleton, MA 01460

Agent for Service of Process: Joseph P. Pittorino, 215 Harwood

Avenue, Littleton, MA 01460

7. The following persons are authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property on behalf of the Company: Joseph P. Pittorino or Margaret T. Pittorino.

In Witness Whereof, the undersigned has executed this Certificate of Organization this day of June, 2006.

DSEPH P. PITTORINO, MANAGING MEMBER

Cowley Associates Real Estate

September 6, 2006

To Whom It may Concern,

It is my best professional opinion that a new construction house on Lillian Rd. in Acton, MA, with 3 bedrooms and 2.5 baths and of approximately 2000 sq. ft. of living area, built with average construction materials should sell in the range of \$489,000.00 to \$500,000.00

Sincerely,

Cheryl M. Cowley Cowley Associates

DETAILED DIRECTIONS TO SITE

FROM BOSTON: Take Route 2 West to Newtown Road, Littleton, MA. Exit.

Take a right off the exit ramp onto Newtown Road.

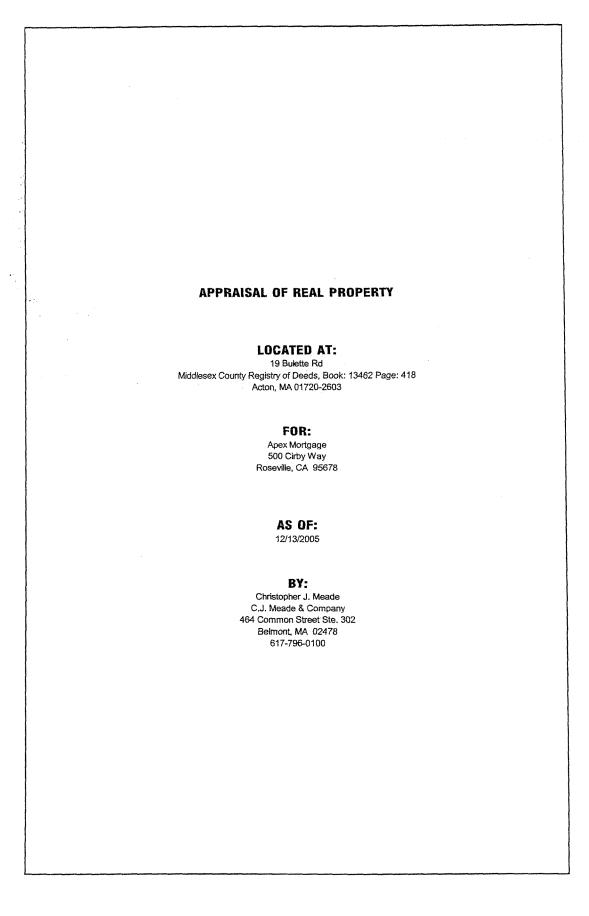
Take first right onto Fort Pond Hill Road.

Take first public way right onto Lillian Road.

The project is at the south end of the cul de sac of Lillian Road.

The existing house on Bulette Road can be accessed through a gravel driveway from Lillian Road, or return to Fort Pond Hill Road, take a right and take the next right onto Bulette Road.

FROM THE NORTH OR SOUTH: Take Route 495 to Route 2 East. Take the Newtown Road, Littleton, Ma. Exit and go toward Littleton on Newtown Road. Follow above.



Uniform Residential Appraisal Report

SRc1131 File # SRc1131

	The purpose of this summary appraisal rep	ort is to nmi	vide the lender/client with an ac-	curate, and adequat	ely supported, on	inion of the marke	t value of	f the subject n	roperty.
	Property Address 19 Bulette Rd	2 22 рго	,	City Acton	,	State 1		p Code 0172	
	Barrower Pittorino		Owner of Public Record				Middles		
	Legai Description Middlesex County R	egistry of D							
	Assessor's Parcel # D2/5			Tax Year 2005			xes \$ 9,6		
5	Neighborhood Name N/A			Map Reference			Tract 36		
SUBJEC		cant	Special Assessments \$	0.00	PU	D HOAS N/A		per year	er month
3	Property Rights Appraised Fee Simple	Leaseh	old Other (describe) nance Transaction Other (d	accrina:		······			
j	Assignment Type Purchase Transaction Lender/Client Apex Mortgage	a: M Heili		escribe) by Way Suite D,	Roseville CA	95678			
j	is the subject property currently affered for s	ale or has it he					X Ye	s No	
Ĩ	Report data source(s) used, offering price(s)		······································						on MLS
	or any private website known to this	appraiser.							
Ī	I 🔲 did 🔲 did not analyze the contract t	or sale for the	subject purchase transaction. Ex	opiain the results of t	ne analysis of the	contract for sale or	why the a	analysis was no	t
	performed. N/A		***************************************	···					
CONTRACT	Contract Drice & Distriction - Date of Co	orteget Al/A	is the property seller	he numer of suble -	ecord? M Ven	No Date Con	rce(c)		
ğ	Contract Price \$ Refinance Date of Co Is there any financial assistance (loan charge	ontract N/A es sale conces	ssions, nift or downnament age	stance, etc.) to be re	aid by any narty o	n behalf of the hom	ower?	Yes	⊠ No
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	special solutions with the solution with	100 1100110	, 17/7						
	Note: Race and the racial composition of	the neighbor	rhood are not appraisal factors						
	Neighborhood Characteristic			Housing Trends		One-Unit Hou		Present Land	
j	Location Urban Suburban	Rural	Property Values Increasing		Declining			One-Unit	90 %
ā	Built-Up		Demand/Supply Shortage	in Balance	Úver Supply			2-4 Unit	%
1000	Growth Rapid Stable		Marketing Time Under 3 m		Over 6 mths	550 Low		Multi-Family	% 0/
E O E			residential neighborhood		th and east by	750 High		Commercial Other	10 %
	the Littleton border, to the south by			ass Avenue.		650 Pred.	40	Other	10 %
9	Neighborhood Description See attache	u audenda	,						
Z				***************************************					
	Market Conditions (including support for the	above conclus	sions) See attached add	enda.					
	Disconsisted OGOL						East of 1		
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ı	Zoning Compliance 🔯 Legal 🔲 Legal No	ncardarmina	Zoning Description :	ng Hegal (desc		LUI SIZE			
	is the highest and best use of subject proper					Yes No I	f Na, desc	cribe	
Í	- Series Propo								
	Utilities Public Other (describe)		Public Other (d	escribe)	Off-site Imp	rovements - Type			Private
	Electricity 🖂 🗆		Water 🛚 🖂		Street Asp			<u> </u>	·
2	Gas 🖂 🗆	5	Sanitary Sewer 🗌 🛮 🛛 Pi		Alley Nor	ne		1 1	
-	CTMA Consist Flood U A T					7-41	344 34	Data district	
ı	FEMA Special Flood Hazard Area Yes	⊠ No FE	MA Flood Zone X	FEMA Map # 25		FE	MA Mad	Date 1/6/198	8
	Are the utilities and off-site improvements type	⊠ No FE nical for the m	MA Flood Zone × arket area? ⊠ Yes □ N	FEMA Map # 25 No. If No. describe	01760002C				8
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	Are the utilities and off-site improvements type	No FE bical for the main factors (ea	MA Flood Zone X arket area? 🔯 Yes 🔲 N asements, encroachments, enviro	FEMA Map # 25 No If No, describe Immental conditions,	01760002C land uses, etc.)?	∐ Yes [⊠ No h	f Yes, describe	8
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(5	Are the utilities and off-site improvements typ. Are there any adverse site conditions or exter The private waste disposal system is encroachments noted. General Description Units One One with Accessory Unit of Stories 1 Type Det Att S-Det/End Unit of Existing Proposed Under Const Design (Style) Contemporary Year Built 1986 Effective Age (Yrs) 3-5 Attic None Drop Stair Stairs Floor Scuttle Finished Heated	No Fe ical for the man factors (ease typical in the factors of the factors	ANA Flood Zone X arket area? Yes N asements, encroachments, environce this local and is not advers Foundation a Slab Crawl Space ement Partial Basement (a 2,124 sq.ft rish 75% % Entry/Exit Sump Pump Infestation SS Settlement FWA HWBB Radiant adiant Fuel Electric Central Air Conditioning In Other	FEMA Map # 25 to If No, describe Immertal conditions, Exterior Descripti Foundation Walls Exterior Walls Exteri	on material Poured cor Wood/Avg Asphalt/Avi Ore Pues Ves Woods University Woods University Woods University Woods University Woods University U	s/condition Interprete/Avg Floor Wall Gartent Bath Car Drive Systems # Drive S	rior rs s y/Finish Floor Wainscor Storage Driveway eway Surf Garage	materials/ HW.WW.Ti Plaster-dry Wood/Avg. Tile/Good. Tile/Good. Tile/Good. Asg. # of Cars # of Cars	condition le/Good. wall/Avg.
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Uniform Residential Appraisal Report

9R51131 Flie # SRc1131

There are 5 comparat	ole properties currentl	v offered for sale in t	the subject neighborh	ood ranging in price	from \$ 739,000	to \$ 899	. 000.
					ice from \$ 725,00		00,000
FEATURE 10 F 10	SUBJECT		LE SALE # 1		LE SALE # 2	CÜMPARABL 95 Windsor Ave	E SALE # 3
Address 19 Bulette Rd Acton, MA 01720	2.2603	6 Simon Hapgoo Acton, MA	ou Lane	22 Furnam Road Acton, MA		Acton, MA	
Proximity to Subject	T	3.75 miles		1.85 miles		1.81 miles	
Sale Price	\$ Refinance		\$ 725,000		\$ 743,000		\$ 743,500
Sale Price/Gross Liv. Area	S sq.tt	\$ 335.65 sq.ft.		\$ 284.89 sq.ft.		\$ 315.18 sq.ft.	
Data Source(s)	<u> </u>	MLS/B&T/Asses	sor	MLS/B&T/Asses		MLS/B&T/Assess	
Verification Source(s)	DECODIDATION	Exterior Inspection		Exterior Inspects		Exterior Inspection	
VALUE ADJUSTMENTS Sales or Financing	DESCRIPTION	DESCRIPTION None	+(-) \$ Adjustment	None DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION None	+ (-) \$ Adjustment
Concessions		Known		Known	ł.	Known	
Date of Sale/Time		8/1/2005		7/13/2005		8/31/2005	
Location	Good	Similar		Similar		Similar	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	81,296 [/]	104,544 [/]	-10,000	44,308 [/]	·	144,183 [/]	-20,000
View Design (Style)	Neighborhood	Neighborhood		Neighborhood		Neighborhood	
Quality of Construction	Contemporary Average	Contemporary Average		Colonial Average		Colonial Average	
Actual Age	19	40		18 +/-		17 +/-	
Condition	Good	Inferior	+25,000			Similar	
Above Grade	Total Borms, Baths	Total Bdrms. Baths		Total Borms, Baths		Total Borms, Baths	
Room Count	7 4 2	8 4 2		9 4 2.5	-3,000		-3,000
Gross Living Area Basement & Finished	2,124 sq.ft.	2,160 sq.ft.	0		-17,000	2,359 sq.ft.	-8,000
Rooms Below Grade	2,124 Sq.Ft. Fin. w/bath&FP	1		Full None	+10.000	1 Finished room	+6,000
Functional Utility	Average	Average		Average	710,000	Average	70,000
Heating/Cooling	Radiant/CAIR	HWBB/None	+3,000	HWBB/None	+3,000	HWBB/None	+3,000
Energy Efficient Items	Standard	Standard		Standard		Standard	
Garage/Carport	3 car built in	2 car built in	+2.000	2 Car garage	+2,000	2 car built in	+2,000
Porch/Patio/Deck Fireplaces	Deck	Deck		Deck		Deck	
In-Ground Pool	1 fireplace None	1 fireplace None		2 fireplaces IG-Pool	-2,500 -5,000	1 fireplace	
a in didding Our	INOIRE	None		10-1-001	-5,000	None	
Net Adjustment (Total) Adjusted Sale Price		M + D -	\$ 20,000	⊠ + □-	\$ 7,500	□+ Ø-	\$ 20,000
Adjusted Sale Price		Net 2.8 %		Net 1.0 %		Net 2.7 %	
Mi (C	l .		1		§ .	1	
or comparables	the cale as beyond to	Gross 5.5 %		Gross 8.4 %	\$ 750,500	1	\$ 723,500
or comparables	the sale or transfer h	Gross 5.5 % istory of the subject p		Gross 8.4 %		1	\$ 723,500
or comparables	the sale or transfer h			Gross 8.4 %		1	\$ 723,500
of comparables i		istory of the subject p	roperty and comparab	Gross 8.4 % lie sales. If not, explai		Gross 5.6 %	\$ 723,500
My research did did did did Data Source(s)	not reveal any prior s	istory of the subject p	roperty and comparate	Gross 8.4 % ble sales. If not, explain the three years prior to	to the effective date of	Gross 5.6 % this appraisal.	\$ 723,500
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SMART GROWTH CRITERIA FOR LILLIAN ROAD RESIDENCES

The Proposal for a LIP for two 3-bedroom residential structures on Lillian Road, Acton, Massachusetts is consistent with Smart Grown Development Criteria considering the small size of the proposal in the following regards:

- 1. The project involves the use of an existing property which is sited in a such a way that the vacant land on the property proposed for development would support the creation of two detached single family structures without substantially derogating from the current neighborhood. The new properties would be at the end of a cul de sac abutting a state highway on one side, the existing structure on the other side, a wooded area with one home on the other side, and Lillian Road.
- 2. The new construction would contribute to the neighborhood by creating two homes, similar in size and type with an established single family neighborhood, one of which would provide housing for a family of 4 or more, and be within the following distances of the following town attractions:

	Approx.
Public MBTA Transportation to Fitchburg and Boston, and points between	3.3 Miles
Town Hall, Main Street, Library, Village Center	2.3 Miles
Entrance Ramp to Route 2, a state East/West Divided Highway - Less than	2 Miles
Entrance Ramp to Route 495, a state North/South Divided Highway - Less than	5 Miles
Idylwilde Farm Stand (and convenience store), Churches, Schools - Less than	2.5 Miles
Kelly's Corner, a major village retail area, Gas, Doctor/Xray facility, Coffee	3-4 Miles

Acton is a suburban/rural community with no single downtown area. There are numerous village shopping areas. Most of the homes are located several miles from any shopping areas or service areas. These distances are relatively small in comparison to many other properties.

In addition the following four criteria are satisfied:

- 1. The project will utilize existing water infrastructure and will be at a density of 3 units to a single building lot, satisfying the concentration of development of single family homes.
- 2. The project will result in some improvement to the drainage infrastructure on Lillian Road and points south by collecting water and routing it into swales and away from the abutting properties, to enhance the environment.
- 3. The project will conserve resources by utilizing a single septic system for two dwelling units, by utilizing energy efficient building materials and EPA Energy Star guidelines in two new dwellings and by employing low impact development or other stormwater management techniques for runoff wherever possible. Local subcontractors will be employed to build the properties.
- 4. The project provides expanded housing opportunities by creating a low- or moderate- income single family alternative to a larger household to live in a residential neighborhood without excessive condominium fee contributions.

- 5. The project reduces dependence upon automobiles by being walkable to many areas, and accessible by bicycle to many others. The project is also located in a rural area in close proximity to a large transportation corridor north, south, east and west, to provide access to employment centers, civic and cultural destinations from Boston to New Hampshire.
- 6. The project is also located near to all municipal offices in the Town of Acton, making an ideal opportunity for a preference to be given to town employees or the families or children of residents to remain in Acton at an affordable price.

The greatest benefit of this project to the Town is that an affordable housing alternative to condominium attached multifamily townhouses will be provided with minimal impact on the environment, the zoning intent and the immediately abutting parcels.



12/11/2005 For MassHousing Use Only: Project Name: Site Approval No. 0 0 Project No. Construction Type (N, R or B): N-New Construction, R=Rehabilitation, B=Both Prior to completing this form, please refer to the Massachusetts Department of Housing and Community Development's Guidelines for Consistency with the Commonwealth's Sustainable Development Principles ("Smart Growth Guidelines"). For link to these Smart Growth Guidelines and the Commonwealth's Ten Sustainable Development Principles, please click here. See Summary Attached SUMMARY-For All Developments - FULL EVALUATION is also required. Check "X" for all that apply: *NA = Not Applicable Redevelop First Concentrate Development Restore Environment Be Fair Conserve Resources **Expand Housing** Provide Transportation Choice Increase Job Opportunities Support Sustainable Businesses Plan Regionally Municipally-Supported Housing **FULL EVALUATION** Method 1 (Per Smart Growth Guidelines): Check "X" Below Yes, (1) Redevelop First Check "X" below if applicable -Rehabilitation/Redevelopment/Improvements to structure -Rehabilitation/Redevelopment/Improvements to infrastructure -New Construction -Contributes to Revitalization of town center or neighborhood -Walkable to: (a) transit (b) downtown or village center (c) school (d) library (e) retail, services or employment center -Located in municipally-approved growth center Explanation (Required): See Summary Attached

<u>Method 2</u> (Per Smart Growth *Guidelines*): Development meets a minimum of **five (5)** of the Commonwealth's *Ten Sustainable Development Principles*, as shown in the next section below.

If the development involves municipal support, the development must meet only four (4) of the *Ten Sustainable Development Principles*. However, one (1) of the Principles met must be either Concentrate Development or Restore and Enhance the Environment.

Demonstration of Municipal Support:* -Letter of Support from the Chief Elected Official of the municipality -Housing development involves municipal funding -Housing development involves land owned or donated by the municipality	Check "X" below if applicable
*Include letter or other evidence from the applicable municipality	
Explanation (Required):	
To be Attached	
Consistency with the Commonwealth's Ten Sustainable Development Pri	nciples_
(1) Redevelop First - Already discussed above	Check "X" Below
(2) Concentrate Development	Yes No NA* Check,"X" below if applicable
 Higher density than surrounding area Mixes uses or adds new uses to an existing neighborhood Produces multifamily housing 	
 Utilizes existing water/sewer infrastructure Compact and/or clustered so as to preserve undeveloped land Other (discuss below): 	
Explanation (Required):	· ·
Clustered in Keeping with some Few matures trees affect Buffers highway.	Neighborhood
someter mature trees affect	red :
Buffers highway.	

 (3) Restore and Enhance Environment Creation or preservation of open space or passive recreational facilities Protects sensitive land, including prime agricultural land, and/or resources from development. 	Check "X" Below Yes No NA Check "X" below if applicable
 Environmental remediation or clean up Responds in part to a state or federal mandate (e.g., clean drinking water, drainage, etc.) Eliminates/reduces neighborhood blight Addresses a public health and safety risk Significantly enhances an existing community or neighborhood by restoring an historic landscape Other (discuss below): 	
Explanation (Required):	Ţ
Drainage will be improved	/.
	Check "X" Below
(4) Be Fair	Yes No NA
- A concerted public participation effort (beyond the minimally required public hearing), including the involvement of community members, residents of the development and/or key stakeholders in the planning and design of the development	Chegk "X" below if applicable
- Streamlined permitting process, such as 40B or 40R - Conforms to Universal Design standards and/or incorporates features	V
that allow for "visitability" - Creates affordable housing in a neighborhood or community whose	
residents are predominantly middle to upper income and/or meets a	
regional need - Targets a high-poverty area and makes available affordable	
homeownership and rental opportunities Promotes diversity and social equity and improves the neighborhood	
 Involves environmental clean up and/or neighborhood improvement in an Environmental Justice Community as defined by EOEA 	
- Other (discuss below):	
Explanation (Required): / affordable	
Provides housing Atternative for	tow income
franty in Suburban Middle C	lass Neighborhood

	Check "X	" Below	
(5) Conserve Resources	Yes Check "X	No "below if ap	NA Danke
 Complies with EPA's Energy Star guidelines or a similar system Uses a renewable energy source, recycled and/or non-/low-toxic materials, exceeds the state energy code, is configured to optimize solar access, and/or otherwise results in waste reduction and conservation of 		ocion y up	pricuore
resources - Uses alternative technologies for water and/or wastewater treatment that result in land or water conservation			
 Uses low impact development (LID) or other innovative techniques for stormwater management that result in land or water conservation Other (discuss below): 			
Explanation (Required):	<u> </u>		
Shared Septic : Energy eff Construction is proposed	icie	+	
(6) Expand Housing Opportunities	Yes	X" Below No No X" below if ap	NA Diplicable
- Increases the number of rental units available to residents of the Commonwealth, including low- or moderate-income households - Increases the number of homeownership units available to residents of			
the Commonwealth, including low- or moderate-income households - Increases the number of housing options for special needs and disabled populations			
Expands the term of affordabilityOther (discuss below):			
Explanation (Required):			
1 Single Family Unit will provide afternative to larger family u	hous	sing	
an cropative to larger tamily a	711 -		

(7) Provide Transportation Choice	Check "X" Below Yes No NA Check "X" below if applicable
 Walkable to public transportation Reduces dependence on private automobiles (e.g., provides previously unavailable shared transportation (such as a zip car or shuttle buses) Reduces dependence on private automobiles by providing increased pedestrian and bicycle access For rural areas, it is located in close proximity (i.e., approximately one mile) to a transportation corridor that provides access to employment centers, retail/commercial centers, civic or cultural destinations Other (discuss below): 	
Explanation (Required):	
See Summary. Rural area Near Transportation Corridor. 3 mi to	major MBTA.
 (8) Increase Job Opportunities Creates or retains permanent jobs Creates or retains permanent jobs for low- or moderate-income persons Locates jobs near housing, service or transit Creates housing near an employment center Other (discuss below): Explanation (Required): 	Check "X" Below Yes No NA Check "X" below if applicable
Walk I mile with Sidewall School & municipal Centers to a	
municipal employée prefere Lottery.	

 (9) Foster Sustainable Businesses Supports natural resource-based businesses, such as farming, forestry, or aquaculture Re-uses or recycles materials from a local or regional industry's waste stream Involves the manufacture of resource-efficient materials, such as recycled or low-toxicity materials Supports businesses that utilize locally produced resources such as locally harvested wood or agricultural products 	Check "X" Below Yes No NA Check "X" below if applicable
- Other (discuss below): Explanation (Required):	
 (10) Plan Regionally Consistent with a municipally supported regional plan that identifies subregion, area or location, and the number and type of housing units or jobs needed Addresses at least one of the barriers identified in a regional Analysis of Impediments to Fair Housing Has measurable public benefit beyond the applicant community 	Check "X" Below Yes No NA Check "X" below if applicable
For further information regarding Home Ownership Developments, contact Rich Herlihy, De (617) 854-1335 or rherlihy@masshousing.com; or Sarah Hall, Loan Specialist, at (617) 854- MassHousing, One Beacon Street, Boston, MA 02108	
For further information regarding Rental Developments, contact Douglas Lloyd, 1 (617) 854-1372 or dlloyd@masshousing.com, MassHousing, One Beacon Street, Boston, MA 02108	Development Officer, at